

# ITALIAN VILLAGE SPECIAL MEETING MINUTES

Tuesday, April 14, 2015

1:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

**Commissioners Present:** Joshua Lapp, Rex Hagerling, Jason Sudy, David Cooke, Ben Goodman (arrived 1:40 PM),

**Commissioners Absent:** Todd Boyer, Charmaine Sutton

**City Staff Present:** Connie Torbeck, Randy Black, Christopher Lohr

**Applicants Present:** Brad Parish, Rob Rishel, JR Kern

**I. CALL TO ORDER (1:07 p.m.)**

**II. SWEARING IN OF CITY STAFF**

**III. IDENTIFICATION OF COMMISSIONERS PRESENT**

**IV. SPECIAL MEETING IN ACCORDANCE WITH CITY CODE AND COMMISSION BYLAWS**

City Code Chapter 3119.33 Italian Village Commission Organization

As soon as convenient, after the members are appointed by the mayor, the commission shall meet and organize by the election of a chairman and secretary. The commission shall adopt bylaws governing its procedure and provide for regular and special meetings. The commission shall take official action only by a vote of a majority of the members voting on the question on the table, during a public meeting at which there is a quorum. A quorum exists when a majority of the members appointed to and serving on the commission are physically present at the meeting. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection. Notices of all commission meetings shall be published in the City Bulletin. (Ord. 2229-04 § 6 (part).)

Italian Village Commission Bylaws: ARTICLE VII (1): Procedures

The Chairman shall cause an agenda to be developed and available to all members five days in advance of each meeting. The agenda shall include each application for a Certificate of Appropriateness listing the applicant's name, address of the property in question and the nature of the change desired. Other agenda items dealing with demolitions, zoning changes, or other issues which come under the purview of the Commission shall also be listed. Additional items may be added to the agenda at the Chairman's discretion at any time. Applications for Certificates of Appropriateness shall be considered first in order of application at all regular Commission meetings. Other agenda items may be considered in any order, at the Chairman's determination, at Special and Emergency Meetings and at regular meetings after all Applications for Certificates have been considered.

**V. APPLICATION REVIEW**

**1. 15-4-14**

**995 North Fourth Street**

**Brad Parish/Architectural Alliance (Applicant)**

**Capitol Equities (Owner)**

*Paving of the existing parking lot was completed prior to review and approval. A code order was issued June 2, 2014. A certificate of zoning clearance is also required. The application was continued from the June 17 and July 15, 2014 IVC hearings, in the absence of the Applicant, to allow the Applicant time to work with Building & Zoning Services. The Applicant attended the August 19<sup>th</sup> IVC hearing to provide a status update, and the application was continued to allow the Applicant time to submit a landscape plan. In accordance with Italian Village Commission policy, following three consecutive absences by the Applicant (Sept, Oct, Nov 2014), Application # 14-6-7 was removed from the Italian Village Commission hearing agenda and referred to the Code Enforcement Division. A new application for*

*redevelopment of the site was presented at the February IVC hearing and for renovation of the existing buildings at the March 2015 hearing.*

*The focus of this special meeting is to discuss parking options and site improvements associated with proposed renovation of the two existing buildings for multiple commercial tenants.*

#### Modify Existing Front Parking Lot

- Modify the existing front parking lot to conform to zoning code
- Front parking lot provides 22 parking spaces at 45 degree angle entering from Third Avenue and existing on Punta alley.
- 48" decorative metal fence with a 0 setback
- 3 evergreens to 1 deciduous every 30'
- 5' pavement setback with 3' landscape area
- 2" interior shade tree with 4' soil radius

#### Add Rear Parking Lot

- Rear parking lot includes proposed 39 spaces using the existing curb cut.
- 5' pavement setback with landscaping area
- 4' fence as residential buffer
- 5' perimeter shrub residential screening w/ 75% opacity
- 2" interior shade tree with 4' soil radius

*Following presentation by the Applicants, Chairperson Hagerling opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

#### Commissioner Comments

##### **Joshua Lapp**

- Tenant spaces should indicate access on 4<sup>th</sup> street side as primary entrances.
- Potential for brick/permeable paves to be used in parking and patio areas.
- Ensure that pedestrian experience is not overlooked, ensure sidewalk access.
- Previous plan for a site-wide redevelopment provided insight into potential for street front buildings.

##### **Rex Hagerling**

- Thinks the existing cinderblock building is not contributing.
- Parking lots in front & rear perpetuate suburban development model that is inappropriate to Italian Village.
- North Fourth Street is poised to be transformed, this is a key property in the development of a new urban corridor.
- UCO calls for building to be placed at the street – examples in University Area point to the success of this model.
- Would be interested to see development along Third Avenue.

##### **Jason Sudy**

- Fencing gives definitive edge, transforms way space works as coming down Fourth Street.
- Would like to see additional significant trees in front – bump up the caliper sizes, investigate amended soil potentials and root ball areas.
- There should be a Punta Alley sidewalk between 4<sup>th</sup> and Hamlet; applicant suggested that the historic building encroached on ROW making sidewalk in this stretch more difficult.
- Two separate issues are at play –
  - Front parking lot is in violation needs to be corrected,
  - Rear parking lot and redevelopment potential for entire site completely separate question.

- The commission has generally had a mandate against creating large surface lots.
- A typical asphalt parking lot would not be desirable.
- Based on what was there historically (in the rear), a fully improved parking fronting on all 3 sides is not desirable.
- Would be against a parking lot in the front if there wasn't an existing lot already there.
- Aside from existing historic building, the site is large and applicant can get the parking necessary, provide street frontage on 4<sup>th</sup>, and line the sides through a large-scale redevelopment.
- UCO clearly delineates successful development and has shown success on terms of both urban form and economics –would prefer redevelopment that follows UCO guidance.

**David Cooke**

- Questioned need for a fence in the front.
- Has a preference for building out to street.
- Caliper size of trees should be increased in front lot area.
- Potential for community garden as temporary use along south west corner to avoid parking fronting all three streets.

**Ben Goodman**

- Indicated preference for rear of lot to be developed as residential facing Hamlet.
- Based on conversations with residents in neighborhood, would like to see spaces that are accessible from Punta Alley for neighborhood use, even potentially as on-street parking.

NO ACTION TAKEN

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**VIII. ADJOURNMENT**

MOTION: Sudy/Goodman (5-0-0) ADJOURNED (1:50 p.m.)